

8 APT.

COMPARABLE SALE

Block 648 / Lot 8

Type of Property: Apartment House

ADDRESS: 1762 Pine Street

LOCATION: N Pine 148' E Gough

LOT SIZE: 41' x 137.5'

AREA: 5,637.5 sq ft

ZONING: R-5

IMPROVEMENTS: Two-story wood frame and stucco building containing 8 Jr. 5-room apartments and garage space for 8 cars. Modern kitchens and baths. Wall-to-wall carpeting. Condition very good. Erected in 1964. Total 40 rooms.

INCOME:	4 Apt. @ \$275	\$1,100 Mo.		
	4 Apt. @ \$250	<u>1,000</u>		
		\$2,100 Mo.	\$ 25,200	Annual Gross

EXPENSES:	Taxes	\$3,834		
	Insurance	<u>300</u>	<u>4,134</u>	
			\$ 21,066	Annual Net

SOLD: GRANTOR: August E. & Barbara A. Waegemann

GRANTEE: Frank F. & Mary K. Robbins

RECORDED: 1/6/69

PRICE: \$180,000
On basis of 7.14 x Gross Annual Income
On basis of 11.7% overall capitalization rate
On basis of \$4,500 per room
On basis of \$31.93 per sq ft land & bldg. as improved



COMPARABLE SALE

Block 649/lot 5
& 4

Type of Property: Two old Victorian mansions

ADDRESS: 1703 and 1705 Gough Street

LOCATION: W/L Gough Street 30' N of Pine Street

LOT SIZE: Lot 5 - 30' x 110' Lot 4 - 25' x 110'

AREA: Lot 5 - 3300 $\frac{1}{2}$ total Lot 4 - 2750 $\frac{1}{2}$ TOTAL AREA: 6050 $\frac{1}{2}$

ZONING: R-5

IMPROVEMENTS: 1703 Gough - 2 story full basement (unimproved)
Brick foundation. All rustic exterior. Gabled roof
Lath and Plaster interior. 6 hardwood and 4 pine floors.
4 baths with recessed tubs. Circulating gas heaters.
One fireplace. 16 fixtures. 2/2's and 2/3's. Converted
from residence to multiple in 1947 by permit. No garage.
Total building area, 2,080 $\frac{1}{2}$. Built circa 1880.

1705 Gough - 2 story residence with full basement. Erected
circa 1880. Concrete foundation. Rustic exterior. Flat
tar and gravel roof. All lath and plaster interior.
5 hardwood, one pine floor; 3 rooms per floor. 1 bath
with partitioned toilet. 6 plumbing fixtures. Gas furnace.
Fireplace. 5 closets. No garage. Total area 1,995 $\frac{1}{2}$.

SOLD: GRANTOR: Monroe R. & Emerita G. Upton

GRANTEE: Antonio & Rosario Cucalon

RECORDED: 3/10/71

PRICE: \$100,000

With DTs of \$80,000

On basis of \$16.53 per sq. ft.
land & buildings as improved.

On basis of \$24.54 per $\frac{1}{2}$ of finished building area,
including lots.

JFD

COMPARABLE SALE

Block 655/ Lot ~~20~~ ¹⁰

Type of Property: Two-story residence

ADDRESS: 1922 Pierce St.

LOCATION: E/L Pierce 122.5 N of Pine AREA: 2,312.5 sf

ZONING: R-4

IMPROVEMENTS:

Two-story wood frame single family Victorian residence containing seven rooms and one and one half baths. Steam heat. Hardwood floors. No basement. Condition, fair.

1st. Floor:	868 sf	-	3 rooms
2nd. Floor:	764 sf	-	4 rooms
	1,632 sf		7 rooms

SOLD: GRANTOR: Est. Ellsworth R. Johnson

GRANTEE: E. Stanley Hobbs

RECORDED: 9/6/68

PRICE: \$22,355

See of 655-10
Sale of
2-21-69
\$45,000

Wrong Photo
See 2nd Sale
2-21-69
\$45,000



5-F

IMPROVED COMPARABLE SALE

Block 660 / Lot 2

Type of Property: Five Flats

ADDRESS: 1837-41 Webster & 8-10 Wilmot

LOCATION: NW Corner Webster & Wilmot Streets

LOT SIZE: 27.5' x 106.25'

AREA: 2,921.88 sf

ZONING: R-3

IMPROVEMENTS:

Three-story wood frame Victorian flat building. Recent updating of plumbing, wiring and heating. Hardwood floors. Concrete foundation. Three 6-room flats and two 4-room flats. Good clean condition. Five garage spaces under building. Total of 26 rooms.

INCOME: 2/6's @ \$295 Mo.
1/6 @ 300
2/4's @ 165
\$1,220 Mo.

\$14,640 Annual Gross

EXPENSES: Taxes \$ 2,126
Insurance 150

2,276
\$12,364 Annual Net

SOLD: GRANTOR: Charles Pether
GRANTEE: Iola W. Norton and David S. Hogle
RECORDED: 12/5/69
PRICE: \$115,000



COMPARABLE SALE

Block 661/ Lots 2 & 27

Type of Property: 4-Flat Building

ADDRESS: 1931-37 Buchanan

LOCATION: W Buchanan 93.5' S of Pine

LOT SIZE: 44' x 95' (Two 22' wide lots) AREA: 4,180 sf

ZONING: R-3

IMPROVEMENTS:

4-Flat, Victorian wood frame, 2-story building with unfinished basement; containing 4/5's. New built-in kitchens and new baths. Hardwood floors. Plastered interior. Forced air heat. Rustic exterior. Each floor about 40' x 60'. Total building area about 4,800 sf. Condition very good.

INCOME:	1 flat @	\$165	
	1 flat @	180	
	1 flat @	190	
	1 flat @	210	
		<u>\$745</u> Monthly	\$8,940 Ann. Gross

EXPENSES:	Taxes:	\$1,288.98
	Insurance:	109.00
		<u>\$1,397.98</u>

SOLD:	GRANTOR:	Weaver-Bennett-Morse, et al
	GRANTEE:	Weiman, Louise and Jessie
	RECORDED:	4/4/69
	PRICE:	\$85,000



IMPROVED COMPARABLE SALE

BLOCK 673 / LOT 8

TYPE OF
PROPERTY: 4-story rooming house

ADDRESS: 1590 Sutter Street

LOCATION: NE Corner of Sutter & Octavia Streets

LOT SIZE: 68.75' x 137.5' LOT AREA: 9,453.125 sf

ZONING: R-5

IMPROVEMENTS: 4-story wood-frame rooming house. Concrete foundation. Rustic exterior. Plaster interior with some hardwood and some pine trim. Newly covered gabled and dormer roof. ½ basement (boiler-steam heat). 4 remodeled garages; lobby, 4 lounges (3 down & 1 up); Hardwood floors (parquet); new carpets. Fresh paint. 3 floors of rooms; 1 finished attic. 46 sleeping rooms; 26 baths; new tile bath floors; new copper hot water pipes. 1 dining room (capacity 110 people); 1 kitchen and pantry; one storage room; one meat room; one vegetable room. New sidewalks. Partial basement. Built 1890. Excellent condition. 28,296 sf total building area.

INCOME: Operated-by-owner

EXPENSES: Taxes: \$6,145
Insurance: 390

SOLD: GRANTOR: Louise H. & P. Tremain Loud
GRANTEE: Gene G. & Colleen A. Walton
RECORDED: 6-30-70
PRICE: \$325,000 with
271,744 deed of trust to seller



COMPARABLE SALE

Block 676/Lot 24

Type of Property: 3-Story wood frame flat building

ADDRESS: 2053-5-7-9 Bush Street

LOCATION: S. Bush, 171.875 W. of Buchanan

LOT SIZE: 34.375' x 137.5' AREA: 4,726.56 sq

ZONING: R-3

IMPROVEMENTS:

3-story and basement wood frame flat building consisting of 2/7 rm., 1/6 rm., and 1/4 rm. units. Rustic exterior. Plastered interior. 4 baths, leg tubs. Pine floors. Full unfinished basement (no garages). Gas circulating heat. Fair condition.

INCOME: 1/4 - \$150 ea \$150
1/6 - \$160 ea \$160
2/7 - \$175 ea \$350
\$660 mo. \$7,910 yr.

EXPENSES: Taxes: \$1,230.16
Insurance: 182.00
\$1,412.16

SOLD: Grantor: Cheiko Kumona
Grantee: James A. Cram
Recorded: 1/17/69
Price: \$45,000



IMPROVED COMPARABLE SALE

BLOCK 737 / LOT 8

TYPE OF
PROPERTY:

3-story, 16-unit Apartment House

ADDRESS:

972 Eddy Street

LOCATION:

N/L Eddy Street, 68.5' E. of Gough Street

LOT SIZE:

37' x 120'

LOT AREA: 4,440 sq

ZONING:

R-4

IMPROVEMENTS: 3-story wood-frame apartment house. Brick and concrete foundation. Rustic exterior. Plaster interior. Flat tar and gravel roof. Was 16 apartments but changed to 2 flats in 1960. Pine floors, 5 bathrooms with new fixtures; new wiring. one separate toilet. 2 kitchens. 1st Floor: 2745 sq, 2nd Floor: 2675 sq, 3rd Floor: 2,090 sq. Total 7510 sq. Total 20 rooms. Fair condition

EXPENSES:

Taxes: \$1,069

SOLD:

GRANTOR: Nadejda Paperovnik

GRANTEE: Thomas Bowe (resold to Roman Catholic Welfare Corp)

RECORDED: 10-7-69

PRICE: \$75,000



COMPARABLE SALE

Block 755/Lot 11

Type of Property: 2-Story and basement wood frame apts

ADDRESS: 1110 Steiner

LOCATION: E Steiner 82' N Golden Gate Ave.

LOT SIZE: 55.5' x 40'

AREA: 2,220 sq

ZONING: R-3

IMPROVEMENTS:

2-Story and basement wood frame apartments built in 1963, containing 3/3's and 2/4's. Concrete foundation. Unfinished basement. Five-car garage. Rustic exterior. Stucco front. Flat tar and gravel roof. Sheetrock walls and ceilings. Pine floors. 5 baths. Tile floors and wainscot, recessed tubs. Electric perimeter heating. Very good condition.

1st. Flr: 30.5' x 55.5' - 193' = 1,500 sq
2nd. Flr: 30.5' x 55.5' - 193' = 1,500 sq
3,000 sq

INCOME: 2 @ \$175 Mo
3 @ 145 Mo \$785 Mo. or \$9,240 Yr.

EXPENSES: Taxes: \$1,738.77
Insurance 80.00 \$1,818.77

SOLD: GRANTOR: Jonathan B Horowitz Constr. Co.
GRANTEE: Alcide and Mary Y. Abrams
RECORDED: 2/3/69
PRICE: \$68,000



IMPROVED COMPARABLE SALE

BLOCK 775 / LOT 19B

TYPE OF
PROPERTY: 3-story, 23 unit Apartment House

ADDRESS: 1495 Golden Gate Avenue

LOCATION: SE Corner of Golden Gate Avenue and Pierce Streets

LOT SIZE: 59.917' x 85' LOT AREA: 5093 sf

ZONING: R-3

IMPROVEMENTS: 3-story, 23-unit wooden Apartment house with garages under 16/2's, 7/3's. Brick facade and stucco trim. 5 garages on Pierce Street side with brick facade entrances on each. Wooden double-hung sash. Flat tar and gravel roof. Ornate recessed entrance with grill gate. Marble steps. 4 fire escapes. Built in 1920. Total 53 rooms. Fair condition.

INCOME: 16/2's - furnished - \$110 ea. = \$1,760
7/3's - unfurnished - 130 ea. = 910
TOTAL MONTHLY \$2,670

EXPENSES: Taxes: \$3,957

SOLD: Grantor: Louison Properties, Inc.

Grantee: Walter A. & Margaret M. Lawrence

Recorded: 9-24-70

Price: \$185,000 with
\$164,000 deed of trust to seller



18 / APT

SALE 776-4

LOCATION: 1400 McAllister

PARTIES: Lena N. Pontier to Jin and Lee Fong and Yuet Ngor

RECORDED: 9/8/67 Reel 175, Image 830

ZONING: R-4

I.R.S.: \$181.50

SALES PRICE: \$165,000

LAND SIZE: 55 x 110 = 6,050 s.f.

UNIT VALUE: \$27.27/s.f.

IMPROVEMENTS: Two story, eighteen-unit (three and four rooms each) multiple with fourteen garage spaces)

REMARKS: Subsequently foreclosed by seller on 5/10/68 for default; foreclosure price of \$182,000 with I.R.S. of \$63.80 (indicating \$58,000)
Presently fully occupied @ \$110/mo. ea. = \$1,980

GRM = 83



2 APTS

SALE 776-6

LOCATION: 1412-1414 McAllister

PARTIES: Robert C. and M. Suzanne Hines to Horst G. and Joanna Eichner

RECORDED: 10/21/66 Reel B91, Image 138

ZONING: R-4

I.R.S.: \$29.70

SALES PRICE: \$27,000

LAND SIZE: 27.5 x 110 = 3,025 s.f.

UNIT VALUE: \$8.92/s.f.

IMPROVEMENTS: Two story wood and stucco (front and part sides)

REMARKS: Four-unit structure--no one home
Estimated rent, \$85/mo. ea.



11

41/ Apt

SALE 777-20

LOCATION: 1487-9 McAllister

PARTIES: Jerry Devenport to Joseph Montano and William F. Nunn

RECORDED: 12/27/67 Reel 204, Image 342

ZONING: R-4

I.R.S.: \$22.00

SALES PRICE: \$20,000

LAND SIZE: 25 x 100 = 2,500 s.f.

UNIT VALUE: \$8.00/s.f.

IMPROVEMENTS: Two-story, four-apartment conversion from two flats, frame residence
Apartments are three-room living units each; two share one bath

REMARKS: Four units @ \$60/mo. = \$240 GRM = 83
Corrected to show two flats @ \$95 ea. GRM = 105



COMPARABLE SALE

Block 778/ Lot 7

Type of Property: 3-Story & basement wood frame apartment

ADDRESS: 1040 Fulton St.

LOCATION: N Fulton 137.5 W Steiner

LOT SIZE: 55' x 137.5'

AREA: 7,562.50 sq ft

ZONING: R-4

IMPROVEMENTS:

3-Story and basement wood frame apartment building erected in 1912, containing 18/3's. Concrete foundation. Unfinished basement. 6-car garage. 2 finished rooms in basement. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors, 19 baths, leg tubs. Gas-fired steam heat plant. Condition fair to poor.

1st. Flr:	50' x 120' - 550' =	5,442 sq ft
2nd. Flr:	50' x 120' - 550' =	5,442 sq ft
3rd. Flr:	50' x 120' - 550' =	5,442 sq ft
		<u>16,752 sq ft</u>

INCOME: 18 units @ \$85 ea. \$1,530 Mo. - \$18,360 Ann. Gross.

EXPENSES:	Taxes:	\$2,784
	Insurance:	400
		<u>\$3,184</u>

SOLD:	GRANTOR:	Western Title Ins. Co.
	GRANTEE:	Robert A. and Mary Tamura
	RECORDED:	5/27/66
	PRICE:	\$150,000



Type of Property: 3-Story and basement wood frame apt.s.

ADDRESS: 1345-47 McAllister St.

LOCATION: S/L McAllister 207.50' E of Pierce

LOT SIZE: 25' x 137.5'

AREA: 3,437.50

ZONING:

IMPROVEMENTS:

3-Story and basement wood frame apartment building erected about 1904, containing 5/4's and 1/5. Concrete foundation. Unfinished basement. Rustic exterior. Gable and flat roof, tar and gravel and composition shingles. Plaster walls and ceilings. Pine floors. Garbage disposals. Good condition.

1st. Flr:	25' x 110' - 260' =	2,490	\$
2nd. Flr:	25' x 110' - 260' =	2,490	\$
3rd. Flr:	25' x 110' - 260' =	2,490	\$
Attic:	----- =	300	\$
		<u>7,700</u>	\$

INCOME: 1/4 - \$140
4/4 - 150
1/5 - 215 \$955 Mo. or \$11,460 Yr.

EXPENSES:	Taxes:	\$996	Garbage:	\$120
	Insurance:	95	PG&E:	265
	Water :	120		<u>\$1,596</u>

SOLD: GRANTOR: Gertrude & L. Goldstein
GRANTEE: Donald W. Smith & Ronald J. Dingwell
RECORDED: 11/25/64
PRICE: \$110,000



IMPROVED COMPARABLE SALE

BLOCK 793 / LOT .22

TYPE OF
PROPERTY: 2-story, 4-unit Apartment House

ADDRESS: 640 Octavia Street

LOCATION: E/L of Octavia Street, 87.5' S. of Fulton Street

LOT SIZE: 25' x 100' LOT AREA: 2,500 sf

ZONING: C-M

IMPROVEMENTS: 2-story over 2-garage wood-framed apartment house building. 4/4's. Full basement. Concrete foundation. Stucco and rustic exterior. Plaster walls and ceilings and paneled walls. Tar and gravel roof. 2 fire escapes; gas furnace. Pine floors throughout. 4 modern baths; 1st and 2nd floors 1570 sf ea. Total finished living area 3140 sf. Total 16 rooms. Erected about 1923. Fair condition.

EXPENSES: Taxes: \$1,220

SOLD: GRANTOR: James Mee Pong Goo, and wife Soledad N. Goo

GRANTEE: Santiago A. & Sofia M. Perucho

RECORDED: 11-20-69

PRICE: \$52,000 with
\$19,000 deed of trust to seller and
Bank of America



3F

COMPARABLE SALE

Block 794/ Lot 6

Type of property: 3-story and basement wood frame flats

ADDRESS: 524-28 Grove St. and 527-29 Birch St. (Rear)

LOCATION: N Grove 110' W Octavia

LOT SIZE: 27.5' x 120'

AREA: 3,300 sq

ZONING: R-3

IMPROVEMENTS: 524-28 Grove St.

3-Story and basement wood frame flats built in 1912, containing 3/6's. Concrete foundation. Unfinished basement. Rustic exterior, stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 3 baths, leg tubs. 6 fireplaces. Gas furnace. Good condition.

1st. Flr:	27.5' x 70'	-	200	=	1,725	sq
2nd. Flr:	27.5' x 70'	-	200	=	1,725	sq
3rd. Flr:	27.5' x 70'	-	200	=	1,725	sq
					<u>5,175</u>	sq

INCOME: \$150 ea. \$450 mo. - \$5,400 Year
Rear Bldg. \$97.50 ea. \$195 mo. - \$2,340 Year

EXPENSES: Taxes: \$690
Insurance: 70
\$760

SOLD: GRANTOR: Adolph and Mary Lindner
GRANTEE: Walter & Betty MacWicker
RECORDED: 2/6/67
PRICE: \$68,000



MAR 68

IMPROVEMENTS:REAR BLDG. 527-29 Birch St.:

2-Story wood frame flats built about 1890, 2/5's.
Brick foundation. Rustic exterior. Flat tar and
gravel roof. Plaster walls and ceilings. Pine
floors. 2 baths, leg tubs.

1st. Flr:	27.5' x 38' =	1,045	sq
2nd. Flr:	27.5' x 38' =	1,045	sq
		<u>2,090</u>	sq



COMPARABLE SALE

Block 797/ Lot 28

Type of Property: 3-Story and basement wood frame apts.

ADDRESS: 849-53 Fulton

LOCATION: S Fulton 192.5' W Webster

LOT SIZE: 27.5' x 137.5'

AREA: 3,781.25 sq

ZONING: R-3

IMPROVEMENTS:

3-Story and basement wood frame apts. built about 1895. Contains 4/4's and 2/3's. Brick foundation. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 6 baths, tile floors, 4 recessed tubs, 3 stall showers. 3 fireplaces. Circulating gas heaters. Good condition.

1st. Flr:	27' x 85' - 300' =	1,995	sq
2nd. Flr:	27' x 85' - 300' =	1,995	sq
3rd. Flr:	27' x 85' - 300' =	1,995	sq
		<u>5,985</u>	sq

INCOME: \$660 Mo. or \$7,920 Yr.

EXPENSES:	Taxes:	\$795.80
	Insurance:	70.00
		<u>\$865.80</u>

SOLD:	GRANTOR:	Hilda Beattie
	GRANTEE:	L & J. Investment Corp.
	RECORDED:	1/14/66
	PRICE:	\$41,000



Type of Property: 2½-Story wood frame convent building

ADDRESS: 940 Grove

LOCATION: NE Grove & Steiner

LOT SIZE: 125' x 137.5'

AREA: 17,187.5 ₤

ZONING: R-5

IMPROVEMENTS:

2½-Story wood frame convent building built about 1890, containing 15 rooms. Altered 1949. Concrete foundation. Unfinished basement Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Hardwood and pine floors. 3 baths, 2 leg tubs, 1 recessed tub. 4 separate toilets. Gas furnace. 4 fireplaces. At time of sale, used as a boy's school. Condition fair to good.

1st. Flr:	2,045 ₤
2nd Flr :	2,300 ₤
Attic:	1,050 ₤
	<u>5,395 ₤</u>

INCOME: At time of sale rental was \$1,900 Yr.

EXPENSES:	Taxes:	\$3,559.50
	Insurance:	150.00
		<u>\$3,709.50</u>

SOLD:	GRANTOR:	Gracomo G. Patri
	GRANTEE:	The French-American Bilingual School
	RECORDED:	12/23/66
	PRICE:	\$150,000



COMPARABLE SALE

Block 803/ Lot 2.

Type of Property: 3-Story & Basement wood frame Apartment build.

ADDRESS: 745 Fillmore Street

LOCATION: W Fillmore 50' S of Grove

LOT SIZE: 57.5 x 122.5

AREA: 7,043.75 sq ft

ZONING: R-3

IMPROVEMENTS:

3-Story and basement wood frame apartment building erected in 1927, containing 17 apartments; 7 3-room, and 10 2-room units. Concrete foundation. Unfinished basement. 13-car garage. Rustic exterior. Stucco and brick veneer front. Flat tar and gravel roof. Plaster walls and ceilings. 24 hardwood floors, 17 pine. Tile floors in baths. 17 recessed tubs. Gas-fired steam heat plant. Good condition.

1st. Flr.:	57.5' x 84'	-	450'	=	4,380 sq ft
2nd. Flr.:	57.5' x 84'	-	450'	=	4,380 sq ft
3rd. Flr.:	57.5' x 84'	-	450'	=	4,380 sq ft
					<u>13,140 sq ft</u>

INCOME: 10 2-room apts @ \$ 80
7 3-room apts @ 105 \$1,535 mo. - \$18,420 Yr.

EXPENSES: Taxes: \$4,007.93
Insurance: 500.00
\$4,507.93

SOLD: GRANTOR: Lea Barbara Rasmussen
GRANTEE: Lawrence Foley
RECORDED: 2/17/67
PRICE: \$135,000



IMPROVED COMPARABLE SALE

BLOCK 803 / LOT 5

TYPE OF
PROPERTY: 4-story, 22-unit Apartment House

ADDRESS: 713-23 Fillmore Street

LOCATION: W/L of Fillmore Street, 57.5' N. of Hayes Street

LOT SIZE: 55' x 92.5' LOT AREA: 5087.5 sq

ZONING: R-4

IMPROVEMENTS: 4-story, 22-unit Victorian apartment house. 22/2's.
Operated as 20/2's and 1/4. Stucco exterior. Flat tar
and gravel roof. Full basement; no garages. Recessed
marble entrance at basement level. 2 fire escapes.
Mailbox and door bell panel.

INCOME: 20/2's @ \$50.00 each = \$1,000 mo.
1/4 @ 100.00 " = 100 mo.

ANNUAL GROSS: \$13,200

EXPENSES: Taxes: \$3,615
Insurance: 250

ANNUAL NET: 9,335

SOLD: GRANTOR: Margaret P. Broderick

GRANTEE: Joseph D. & Lily B. Cuneo

RECORDED: 10-27-70

PRICE: 90,000 with
57,000 deed of trust to seller



COMPARABLE SALE

Block 604/Lot 18

Type of Property: 3-Story and basement wood frame apts.

ADDRESS: 726 Fillmore

LOCATION: E Fillmore St. 25' S Grove St.

LOT SIZE: 27.5' x 100'

AREA: 2,750 sf

ZONING: R-3

IMPROVEMENTS:

3-Story and basement wood frame apts., built about 1885, containing 10/3's. Concrete foundation. Rustic exterior. Flat tar and gravel roof. Plaster walls, and ceilings. Pine floors. 10 baths, leg tubs. Circulating gas heaters. Fair condition. Basement - 650 sf.

1st. Flr:	27.5' x 75' - 300' =	1,762 sf
2nd. Flr:	27.5' x 75' - 300' =	1,762 sf
3rd. Flr:	27.5' x 75' - 300' =	1,762 sf
		5,286 sf

INCOME: No rental data available

EXPENSES:	Taxes:	\$1,193.62
	Insurance:	110.00
		\$1,303.62

SOLD:	GRANTOR:	Richard C. Thomas
	GRATEE:	George L. & Susan Julius
	RECORDED:	12/2/65
	PRICE:	\$65,000



MAY 68

IMPROVED COMPARABLE SALE

BLOCK 804 / LOT 18

TYPE OF
PROPERTY: 3-story, 10-unit Apartment House

ADDRESS: 726 Fillmore Street

LOCATION: E/L of Fillmore Street, 25' S. of Grove Street

LOT SIZE: 27.5' x 100' LOT AREA: 2,750 sq

ZONING: R-3

IMPROVEMENTS: 3-story wood-frame building. Partial basement finished into 3-room unit. 10 apartments: 1/4, 4/2's and 5/3's. Brick foundation. Rustic exterior. Plaster interior with pine trim. Flat Tar and Gravel Roof. No garage. All pine floors; 10 bathrooms; 10 gas circulating heaters; 1 fire escape. Erected about 1885. 1762 sq per floor. Total 27 rooms. Very poor condition.

INCOME: Not available, partially vacant when sold

EXPENSES: \$1,439

SOLD: GRANTOR: Richard C. Thomas

GRANTEE: Trutt, Propane Company



trust to seller
trust to S.F. Western Dev. Inc.

COMPARABLE SALE

Block 804/ Lot 24

Type of Property: 2-Story wood frame apartments

ADDRESS: 817 Grove Street

LOCATION: S Grove 156.667' W Webster

LOT SIZE: 30.833 x 137.5

AREA: 4,239.5 sf

ZONING: R-3

IMPROVEMENTS:

2-Story wood frame apartments built about 1890, containing 4/3's. No basement. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. 3 baths, one tub. 2 stall showers. Share bath on 2nd floor. 2 fireplaces. 4 circulating gas heaters. At time of sale, interior was stripped to the studs in a remodelling project.

1st. Flr:	24' x 68' - 190'	= 1,542 sf
2nd. Flr:	24' x 68' - 190'	= 1,542 sf
		<u>3,084 sf</u>

INCOME: No recent rent history.

EXPENSES:	Taxes:	\$404.80
	Insurance:	<u>40.00</u>
		\$444.80

SOLD:	GRANTOR:	First Savings & Loan Assoc.
	GRANTEE:	C. Gordon Keyser
	RECORDED:	6/7/67
	PRICE:	\$15,500



Type of Property: 3-Story & basement wood frame flats

ADDRESS: 367 to 381 Ivy Street

LOCATION: N Hayes 76.5' E Octavia

LOT SIZE: On Ivy 61 x 55.93 & On Hayes E20.08, N74.23
W61 S65.07 (Almost triangular) Adjoining

ZONING: C-2 AREA: 6,051 sf

IMPROVEMENTS:

3-Story and basement wood frame flats built in 1907, containing 12/4's. Concrete foundation. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 12 baths, leg tubs. Poor condition.

1st. Flr: 55' x 59' - 380 = 2,865 sf

2nd Flr: 55' x 59' - 380 = 2,865 sf

3rd. Flr: 55' x 59' - 380 = 2,865 sf

8,585 sf

INCOME: 12 Flats @ \$ 88

Storeroom 10

Yard Parking 20

\$1,086 Mo.

\$13,032 Annual Gross

EXPENSES: Taxes: \$1,677.72

Insurance: 200.00

\$1,877.72

SOLD:

GRANTOR: C. Cournale & Co., Inc.

GRANTEE: San Francisco Western Developers, Inc.

RECORDED: 9/5/68

PRICE: \$75,000



IMPROVED COMPARABLE SALE

BLOCK 809 / LOT 18A

TYPE OF
PROPERTY: 2-story, 4-unit Apartment House

ADDRESS: 240-46 Ivy Street

LOCATION: N/L Ivy, 165 W. of Franklin Street

LOT SIZE: 27.5' x 60' LOT AREA: 1650 sf

ZONING: C-2

IMPROVEMENTS: 4/3's. Two-story and full unfinished basement, wood frame, brick foundation. Exterior stucco, and rustic interior. Plaster walls and ceilings. T & G roof. All pine floors. 4 semi-modern bathrooms, 4 circulating heaters. Built about 1907. Fair condition.

1st and 2nd Floor 1100 sf ea. Total finished living area 2200 sf. Total 12 rooms.

INCOME: 3/3's @ \$110 = \$330 mo.
1/3 @ 105 = 105
\$435 mo. GROSS ANNUAL: \$5,220

EXPENSES: TAXES: \$605
INSURANCE: 145 NET ANNUAL \$4,470

SOLD: GRANTOR: Peter P. & Mary M. Barulich

GRANTEE: Fred R. Winn

RECORDED: 9-11-70

PRICE: \$45,000 with
\$40,000 deed of trust to seller





817- 33, 34 35



4 APT.

IMPROVED COMPARABLE SALE

Block 817 / Lot 6A

Type of Property: Four-Unit Apartment House

ADDRESS: 327-29 Linden

LOCATION: S/L Linden 110' W. Gough

LOT SIZE: 27.5' x 51.125'

AREA: 1,405.84 sf

IMPROVEMENTS:

Two-story & basement wood-frame building containing four 3-room flats, built 1909. Concrete foundation. Flat tar & gravel roof. Unfinished basement with cement floor & 3-car garage. Plaster interior & rustic exterior. 4 bathrooms. All rooms have pine floors. Condition Fair. 1,210 sf each floor, total area of 2,420 sf. Total of 12 rooms

INCOME: 4/3's @ \$85.00 each per Mo. = \$340 Mo.

\$ 4,080 Annual Gross

EXPENSES: Taxes \$ 601
Insurance 100

701
\$ 3,379 Annual Net

SOLD: GRANTOR: First Savings & Loan Assn.

GRANTEE: Raymond Rule

RECORDED: 8/7/69

PRICE: \$30,000



Type of Property: 3-Story and basement wood frame flats

ADDRESS: 332-38 Fell Street

LOCATION: N Fell 137.5 W Gough

LOT SIZE: 30 x 120

AREA: 3,600 sf

ZONING: C-2

IMPROVEMENTS:

3-Story and basement wood frame flats built in 1909, containing 6/4's. Concrete foundation. Unfinished basement. Rustic exterior, flagstone facade front. Flat tar and gravel roof. Pine floors. Plaster walls and ceilings. 6 baths, leg-tubs. 6 fireplaces. Circulating gas heaters. Condition good.

1st. Flr.: 30' x 56' - 112' = 1,568 sf
2nd. Flr.: 30' x 56' - 112' = 1,568 sf
3rd. Flr.: 30' x 56' - 112' = 1,568 sf
4,704 sf

Rear: One-story wood frame 3-car garage: 21 x 30 = 630 sf

INCOME: No rental data available.

EXPENSES: Taxes: \$1,106.09
Insurance: 100.00
\$1,206.09

SOLD: GRANTOR: Mission Mortgage Co.
GRANTEE: Paul Vida
RECORDED: 8/22/66
PRICE: \$56,000



COMPARABLE SALE

Block 818/ Lot 6A

Type of Property: 2-Story and basement wood frame apartments

ADDRESS: 425-31 Linden Street.

LOCATION: S Linden 107.5' W Octavia

LOT SIZE: 30 x 55

AREA: 1,650 sq

ZONING: R-4

IMPROVEMENTS:

6/unit
250/mo
2-Story and basement wood frame apartments built in 1925, containing 4/3's. Concrete foundation. Unfinished basement, with garages. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 4 baths, recessed tubs. Circulating gas heaters. Good condition.

1st. Flr: 30' x 40' - 70' = 1,130 sq
2nd. Flr: 30' x 40' - 70' = 1,130 sq
2,260 sq

INCOME: 4/3's @ \$90 mo. ea. - \$360 Mo. or \$4,320 Yr.

EXPENSES: Taxes: \$414.32
Insurance: 45.00
\$459.32

SOLD: GRANTOR: Betty MacWicker
GRANTEE: James Rabb, Jr.
RECORDED: 3/29/68
PRICE: \$39,000



IMPROVED COMPARABLE SALE

BLOCK 818 / LOT 32

TYPE OF
PROPERTY: 2-Story, 4-Unit Apartment House

ADDRESS: 447-53 Linden Street

LOCATION: S/L of Linden, 192.5' E. of Laguna Street

LOT SIZE: 27.5' x 69' LOT AREA: 1897.5 sf

ZONING: R-4

IMPROVEMENTS: 2-story and full basement wood-frame building. Brick foundation. Stucco front and rustic sides and rear. Plaster and pine trim interior. Gabled tar and gravel roof. 16 pine floors; 4 baths; steam heat. 4/4's. 1st and 2nd floor 1250 sf ea. Total finished living area 2500 sf. Total 16 rooms. Fair condition

EXPENSES: TAXES: \$473.00

SOLD: GRANTOR: Equitable Savings & Loan Association

GRANTEE: James B. & Addie S. Phillips

RECORDED: 5-4-70

PRICE: \$17,000



IMPROVED COMPARABLE SALE

Block 818/Lots 33,34,35

Type of Property: Apartments & Flats (3 parcels)

ADDRESS: 446 Fell St.; 454 Fell St.; 455 Linden St.

LOCATION: N/L Fell 192.5 E. Laguna
N/L Fell 165' E. Laguna
S/L Linden 165' E. LagunaLOT SIZE: 27.5'x 51'; 27.5'x 70'; 27.5'x 50' TOTAL
AREA: 4,702.5  

ZONING: R-4

IMPROVEMENTS:

446 Fell Street - Two and one-half story & full basement wood frame and stucco building containing 2/3-room and 2/4-room apartments. 4 bathrooms - leg tubs. Hardwood and pine floors. Automatic gas-fired steam heat. Brick foundation. Flat tar & gravel roof. Age approximately 85 years. Total of 14 rooms.

454 Fell Street - Three-story and full basement wood frame building containing 1/5, 1/6, & 1/7 room flat. 3 bathrooms - leg tubs. 13 hardwood floors. 5 pine floors. 3 fireplaces. Plaster walls and ceilings. Steam heat. Brick foundation. Flat tar & gravel roof. Age approximately 80 years. Total of 18 rooms. Total building area 4,815  .

455 Linden Street - Two-story and unfinished basement wood frame building containing 1/4-room and 1/3-room flat. 2 bathrooms - leg tubs. Steam heat supplied from building at 454 Fell St. 7 pine floors. Plaster walls & ceilings. Concrete foundation. Flat Tar & gravel roof. Age 57 years. Total of 7 rooms. Total building area 2,250  .

INCOME: Not Available

EXPENSES:	Taxes	\$ 479	-	446 Fell
		633	-	454 Fell
		436	-	455 Linden
	Total Insurance	325		
		\$1,873		

SOLD: GRANTOR: Security Savings & Loan Assn.

GRANTEE: James B. & Addie S. Phillips

RECORDED: 2/2/70

PRICE: \$53,995

6 APT.

COMPARABLE SALE

Block 819 / Lot 6

Type of Property: Apartment House

ADDRESS: 528-30 Fell Street

LOCATION: N Fell, 110' W Laguna

LOT SIZE: 27.5' x 68.5'

AREA: 1,883.75 sf

ZONING: R-4

IMPROVEMENTS:

Two-story and garage wood frame and stucco building containing six 3-room apartments. Pine floors. Circulating gas heat. Old style leg tubs. Condition good. Total 18 rooms. Approximately 75 years old.

INCOME:	2	3-Rm. @ \$78	\$156	Mo.	
	2	3-Rm. @ 50	100		
	1	3-Rm. @ 75	75		
	1	3-Rm. @ 65	65		
			<u>\$396</u>	Mo.	\$ 4,752 Annual Gross

EXPENSES:	Taxes	\$610		
	Insurance	<u>151</u>		
			<u>761</u>	
			\$ 3,991	Annual Net

SOLD: GRANTOR: Sylvia P. Edwards

GRANTEE: Jose V. & Maria Barboza

RECORDED: 10/28/69

PRICE: \$28,000

On basis of 5.9 x Gross Annual Income

On basis of 14.3% overall capitalization rate

On basis of \$1,555 per room

On basis of \$14.86 per sf land & bldg. as improved



IMPROVED COMPARABLE SALE

BLOCK 819 / LOT 8A

TYPE OF
PROPERTY: 2-story building with 4 Flats

ADDRESS: 541-47 Linden Street

LOCATION: S/L of Linden Street, 165' W of Laguna Street

LOT SIZE: 27.5' x 55.417'

LOT AREA: 1,524 sf

ZONING: R-4

IMPROVEMENTS: 2-story wood-framed Victorian flats building. 4/3's. Unfinished basement. Brick foundation. Lath and plaster interior. Gabled asbestos roof. Pine floors throughout. 4 baths; 4 kitchens; 4 gas circulating heaters. Fair condition. 1,162 sf each floor. Total building area, 2,324sf. Total 12 rooms.

EXPENSES: Taxes: \$494

SOLD: GRANTOR: Willbell Co.

GRANTEE: Robert & Dorothy Clay

RECORDED: 11-13-70

PRICE: \$24,500



COMPARABLE SALE

Block 819/ Lot 8A

Type of Property: 2-Story and basement wood frame flats

ADDRESS: 541-47 Linden

LOCATION: S Linden 165' W of Laguna

LOT SIZE: 27.5' x 55.417'

AREA: 1,523.97 sq ft

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flats built in 1895, containing 4/3's. Brick foundation. Unfinished basement. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. 4 baths, leg tubs. Circulating gas heaters. Poor condition.

1st. Flr: 27.5' x 45' - 75' = 1,162 sq ft

2nd. Flr: 27.5' x 45' - 75' = 1,162 sq ft

2,324 sq ft

INCOME: 3 Flats Vacant
1 @ \$45 Mo.

EXPENSES: Taxes: \$338.00
Insurance: 40.00
\$378.00

SOLD: GRANTOR: Est. of Winifred E Dutil
GRANTEE: Charles Z. Wahlen
RECORDED: 3/1/67
PRICE: \$9,750



IMPROVED COMPARABLE SALE

BLOCK 822 / LOT 17

TYPE OF
PROPERTY: Converted Victorian Residence, plus cottage

ADDRESS: 860 Fell Street

LOCATION: N/L of Fell Street, 143.75' E. of Steiner Street

LOT SIZE: 37.5' x 137.5' LOT AREA: 5156.25 sq

ZONING: R-4

IMPROVEMENTS: 3-story Victorian single family residence converted into 4 units. 3 room cottage at rear. Front building operated as 1/3 and 2/4's. Wood-framed. Concrete foundation. Rustic exterior; lath and plaster interior. Flat tar and gravel roof. Erected about 1898. No garages, no basement. Total of 4 baths and 3 kitchens, all old style. All pine floors. Total of 14 rooms including cottage. Fair to poor condition.

INCOME:	3-room cottage	-	\$100 mo
	1st floor - 3 rooms	-	65 "
	2nd floor - 4 rooms	-	75 "
	3rd floor - 4 rooms	-	65 "
	TOTAL		<u>\$305 mo.</u>

ANNUAL GROSS: \$3,660

EXPENSES:	Taxes:	\$747
		135

SOLD:



ANNUAL NET: \$2,778

ernard J. Castro

Ir.

trust to seller

82. 107

COMPARABLE SALE

Block 822/ Lot 29

Type of Property: 2-Story and basement wood frame Apt. Bldg.

ADDRESS: 969 Hayes Street

LOCATION: S Hayes 106.25 E Steiner

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sq

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame apartment building, containing 2/3's and 2/4's, built about 1895. Brick foundation. 2-car garage. Rustic exterior. Hip-roof, composition shingles. Plaster walls, and ceilings. Hardwood floors. 4 baths, leg tubs. Circulating has heaters. Poor condition.

1st. Flr: 25' x 80' - 100' = 1,900 sq
2nd Flr.: 25' x 80' - 100' = 1,900 sq
3,800 sq

INCOME: 2/3's @ \$ 65 Mo.
2/4's @ 85
\$300 Mo- \$3,600 Annual Gross

EXPENSES: Taxes: \$899.20
Insurance: 45.00
\$944.20

SOLD: GRANTOR: Robert C. & M. Suzanne Hines
GRANTEE: Robert A. Pettingill
RECORDED: 4/28/66
PRICE: \$37,000



COMPARABLE SALE

Block 822/ Lot 31

Type of Property: 3-Story and basement wood frame apartment build.

ADDRESS: 957 Hayes Street

LOCATION: S Hayes 156.25' E Steiner

LOT SIZE: 50' x 137.5'

AREA: 6,875 sq

ZONING: R-4

IMPROVEMENTS:

3-Story and basement wood frame apartment building erected in 1900 and alter in 1964. Contains 12/4's. Concrete foundation. Rustic exterior. Stucco and field stone front. Flat tar and gravel roof. Sheetrock walls and ceilings. Pine floors. 12 baths, recessed tubs. Gas furnaces, Panel-Ray. Fair condition.

Basement:	800 sq
1st. Flr: 50' x 100' - 200'	= 4,800 sq
2nd. Flr: 50' x 100' - 200'	= 4,800 sq
3rd. Flr: 50' x 100' - 200'	= 4,800 sq
	<u>14,400 sq</u>

INCOME: 2 apts. @ \$ 90 Mo. ea.
2 apts. @ 95
\$370 Mo. or \$4,440 Yr.

EXPENSES: Taxes: 3,680.60
Insurance: 50.00
3,730.60

SOLD: GRANTOR: Lytton Savings & Loan
GRANTEE: Marvin and Barbara A Nachtsheim
RECORDED: 8/9/67
PRICE: \$115,000



Type of Property: 3-Story and basement wood frame apartments

ADDRESS: 655 Steiner Street

LOCATION: SW Corner Hayes and Steiner

LOT SIZE: 60 x 82.5

AREA: 4,950 sf

ZONING: R-5

IMPROVEMENTS:

3-Story and basement wood frame apartments built in 1924, consisting of 6/2's and 12/3's. Unfinished basement. 12-car garage. Rustic exterior. Stucco and brick veneer front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 18 baths, with tile floors and wainscoting. Recessed tubs. Gas-fired steam heat plant. Good condition.

1st. Flr: 60' x 74.5' - 130' = 4,340 sf

2nd. Flr: 60' x 74.5' - 130' = 4,340 sf

3rd. Flr: 60' x 74.5' - 130' = 4,340 sf

13,020 sf

INCOME: 6/2's @ \$ 90 Mo. ea.

12/3's @ 110

\$1,860 Mo. or \$22,320 Yr.

EXPENSES: Taxes: \$3,728.84

Insurance 450.00

\$4,178.84

SOLD: GRANTOR: Alex A. & Madeline Sokol

GRANTEE: Edward Loo & Phillip W. Lum

RECORDED: 5/22/68

PRICE: \$125,000



COMPARABLE SALE

Block 823/ Lot 14

5 Apts

Type of Property: 2-Story and basement wood frame apartment build.

ADDRESS: 1027 Hayes Street

LOCATION: S Hayes 110' W Steiner

LOT SIZE: 27' x 137.5'

AREA: 3,712.5 sq

ZONING: R-5

IMPROVEMENTS:

2-Story and basement wood frame apartment building erected about 1900, containing 5/3's. Also 1-story frame cottage at rear, with 3 rooms. Brick foundation. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 7 baths, leg tubs. 2 fireplaces. Circulating gas heaters. Condition fair.

1st. Flr.: 2,280 sq
2nd. Flr.: 1,556 sq
3,836 sq

INCOME: 5 1-bdrm. @ \$95. Mo.
1 3-rm. cottage @ 95. Mo.
\$570. Mo. \$6,840 Yr.

EXPENSES: Taxes: \$777.18
Insurance: 60.00
\$837.18

SOLD: GRANTOR: Neil A. & Barbara Remnant
GRANTEE: Fairmont Hill Corporation
RECORDED: 7/27/66
PRICE: \$46,000



COMPARABLE SALE

Block 826/ Lot 8

Type of Property: 3-Story and basement wood frame apartment build.

ADDRESS: 850 Oak Street

LOCATION: N Oak 192.5 W Steiner

LOT SIZE: 41.25 x 137.5

AREA: 5,671.87 sq ft

ZONING: R-4

IMPROVEMENTS:

3-Story and basement wood frame apartment building erected in 1928, containing 7 3-room and 5 4-room units. Concrete foundation. 12-car garage. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 12 baths, recessed tubs. Gas fired steam heat plant. Condition poor.

1st. Flr.:	40' x 86' - 350'	= 3,090	sq ft
2nd. Flr.:	40' x 86' - 350'	= 3,090	sq ft
3rd. Flr.:	40' x 86' - 350'	= 3,090	sq ft
		<u>9,270</u>	sq ft

INCOME:	7/3's @ \$	95 Mo.	
	5/4's @	110 Mo.	
		<u>\$1,215 Mo.</u>	- \$14,580 Yr.

EXPENSES:	Taxes:	\$2,379.25
	Insurance:	70.00
		<u>\$2,449.25</u>

SOLD:	GRANTOR:	Esther Nealy
	GRANTEE:	David Bordin
	RECORDED:	11/3/66
	PRICE:	\$110,000



IMPROVED COMPARABLE SALE

BLOCK 827 / LOT 11

TYPE OF
PROPERTY: 3-story, 9-unit Apartment House

ADDRESS: 744 Oak Street

LOCATION: N/L of Oak Street, 152.5' W. of Fillmore Street

LOT SIZE: 50' x 137.5' LOT AREA: 6875 sq ft

ZONING: R-4

IMPROVEMENTS: 3-story and basement wood-framed building. 9 apartments.
2/4's plus 1/2 on each floor. Concrete foundation.
Rustic exterior with partial brick facade in front. Flat
tar and gravel roof. Lath and plaster interior. 9 baths
with tile floors and recessed tubs. Gas furnace.
Age, 45 years. 2350 sq ft per floor, 7050 sq ft total finished
building area. Total of 30 rooms. Good condition.

INCOME: Total monthly income: \$1300 ANNUAL GROSS: \$15,600

EXPENSES: Taxes: \$1997
Insurance: 200 ANNUAL NET: \$13,403

SOLD: Grantor: Bayview Federal Savings & Loan Assoc.
Grantee: George B. & Helen M. Tallyn
Recorded: 5-29-69
Price: \$97,000





Type of Property: 3-Story and part basement wood frame flats.

Address: 558-60 Steiner

Location: SE Corner Fell & Steiner Streets

Lot Size: 35' x 100'

Area: 3,500 sq

Zoning: R-4

IMPROVEMENTS:

3-Story and part basement wood frame flats built about 1904, consisting of a 21-room rooming house, and 1 2-room apartment. Legally altered from 3 large flats. Concrete foundation. 1-car garage. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 6 baths, recessed tubs. Tile floors and walls. 6 circulating gas heaters. Fair condition.

1st. Flr:	35' x 100' - 150' =	3,350	\$
2nd. Flr:	35' x 100' - 150' =	3,350	\$
3rd. Flr:	35' x 100' - 150' =	3,350	\$
		10,650	\$

INCOME: Owner operates the rooming house and his gross monthly rental income is approximately \$1,100, or \$13,200 yearly.

EXPENSE:	Taxes:	\$1,230.16
	Insurance:	140.00
		<u>\$1,370.16</u>

SOLD: GRANTOR: Loretta Brown
GRANTEE: Frederic C. Hobbs (4/5 int.) & Martha Perry (1/5 int.)
RECORDED: 4/27/66
PRICE: \$47,500



Type of Property: 4-Story and basement wood frame apts.

ADDRESS: 829 Fell St

LOCATION: S Fell 125' W Fillmore

LOT SIZE: 50' x 137.5'

AREA: 6,875 sq

ZONING: R-4

IMPROVEMENTS:

4-Story and basement wood frame apartment building erected about 1900, containing 16 1/4's. Concrete foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 22 baths, Leg tubs. Gas-fired steam heat plant. One electric passenger elevator. Poor condition. Vacant, only a shell when needed new wiring and plumbing.

1st. Flr:	50' x 115' - 650'	= 5,100 sq
2nd. Flr:	50' x 115' - 650'	= 5,100 sq
3rd. Flr:	50' x 115' - 650'	= 5,100 sq
4th. Flr:	50' x 115' - 650'	= 5,100 sq
		<u>20,400 sq</u>

INCOME: Vacant

EXPENSES:	Taxes:	\$2,096.60
	Insurance:	250.00
		<u>\$2,346.60</u>

SOLD: GRANTOR: Paramount Properties
GRANTEE: S. F. Western Developers Inc.
RECORDED: 3/16/67
PRICE: \$98,500



19 APR

COMPARABLE SALE

Block 828 / Lot 18

Type of Property: Four-story frame Apartment House

ADDRESS: NE Corner Oak & Fillmore Streets

LOCATION: 500 Fillmore Street

LOT SIZE: 25' x 87.5'

AREA: 2,187.5 sq ft

ZONING: R-4

IMPROVEMENTS: Four-story wood frame apartment house, with full unfinished basement. Erected in 1900. 19/2 room apartments, each with leg-tub bath. Concrete foundation. Rustic exterior. Lath & plaster interior. Pine floors. Flat tar and gravel roof. Gas fired central steam heat. Total of 38 rooms. Fair to poor condition.

Building areas:	4 floors, each	2,187 sq ft
	Total Area	8,748 sq ft

INCOME: No data available

EXPENSES:	Taxes	\$ 1,642
	Insurance	200
		<u>\$1,842</u>

SOLD: GRANTOR: Carl B. Pennebaker

GRANTEES: Robert & Arlene Davis ($\frac{1}{2}$ int)
Renee Davis ($\frac{1}{2}$ int)

RECORDED: 10/22/68

PRICE: \$38,000



Type of Property: Oak St.: 2-Story wood frame flats
Webster St.: 2-Story and basement wood frame flats

ADDRESS: 534-36 Oak St. and 408-10 Webster St.

LOCATION: E Webster 75.906' N Oak - irreg.

LOT SIZE: On Webster: N 8.219 x 34.667
On Oak: 18.342' x 84.125' AREA: Approx. 1,875 sf

ZONING: R-4

IMPROVEMENTS:

Lot is "L" shaped fronting on both Oak Street (main portion) and Webster Street.

Oak St.: 2-Story wood frame flats built about 1895. Concrete foundation. Part basement. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 2 baths, recessed tubs.

1st. Flr: 19' x 43.5' = 826 sf

2nd. Flr: 19' x 43.5' = 826 sf 1,652 sf

INCOME: 2 Oak St. flats @ \$100 Mo.

2 Webster St. " @ 75

\$350 Mo. = \$4,200 Ann. Gross

EXPENSES: Taxes: \$485.93

Insurance: 60.00

\$545.93

SOLD: GRANTOR: Elizabeth & Philip Gomez

GRANTEE: Willbell Co.

RECORDED: 10/28/68

PRICE: \$30,000



COMPARABLE SALE - con'd Block 829/ Lot 32IMPROVEMENTS: con'd

Webster Street building is set back approximately 50' from Webster Street and is actually on rear of Oak St. portion of lot.

408-10 Webster St.: 2-Story and basement wood frame flats built about 1895, containing 4/3's. Brick foundation. Unfinished basement, rustic exterior. Gable roof, composition shingles. Pine floors. 2 baths, leg tubs. Circulating gas heat.

1st. Flr:	12.5' x 26.5' =	331	sq
2nd. Flr:	12.5' x 26.5' =	331	sq
		<u>662</u>	sq



IMPROVED COMPARABLE SALE

BLOCK 830 / LOT 6

TYPE OF
PROPERTY: 4-story Rooming House converted from flats

ADDRESS: 404 Oak Street

LOCATION: N/L of Oak Street, 25.9' W of Laguna Street

LOT SIZE: 34.05' x 79.97' LOT AREA: 2,723 $\frac{1}{2}$

ZONING: R-4

IMPROVEMENTS: 4-story wood-framed rooming house; originally 3 large flats. Finished basement. 22 housekeeping rooms of which 2 are illegal in attic. Brick foundation. Lath and plaster interior. Stucco and rustic exterior. Flat tar and gravel roof. Pine floors throughout. 5 old-style baths. 22 closets. Used as rooming house since sale. Fair condition.

INCOME: 1st floor flat - \$150
2nd floor flat - 150
3rd floor flat - 175 (including 2 rooms in attic)
Total monthly 475

EXPENSES: Taxes: \$1,118
Insurance: 200
\$1,318

ANNUAL GROSS: \$5,700

ANNUAL NET: 1,318
\$4,382

SOLD: GRANTOR: Beulah Credit
GRANTEE: Marilyn Reed & Henry Tyler
RECORDED: 12-24-69
PRICE: \$44,000



Type of Property: 3-Story and basement wood frame apts.

ADDRESS: 452 Oak St.

LOCATION: N Oak 137.5 E Buchanan

LOT SIZE: 68.75' x 120'

AREA: 8,250 sq ft

ZONING: R-4

IMPROVEMENTS:

3-Story and basement wood frame apartment building erected about 1890, containing 12 units. 6/2's & 6/3's. Part basement. Brick foundation. Stucco exterior. Flat tar and gravel roof. Plaster walls and ceilings. 12 baths, leg tubs. Circulating gas heaters. Fair condition.

1st. Flr:	40' x 58' + 100'	=	2,420 sq ft
2nd. Flr:	40' x 58' + 100'	=	2,420 sq ft
3rd. Flr:	40' x 58' + 100'	=	2,420 sq ft
			<u>7,260 sq ft</u>

INCOME: 6/2's @ \$ 80 Mo.
6/3's @ 105 Mo.
\$1,110 Mo. = \$13,320 Ann. Gross

EXPENSES: \$1,771 - Taxes
90 - Insurance
\$1,861

SOLD: GRANTOR: Jos. P. Kennedy
GRANTEE: Fred Koopman
RECORDED: 8/29/68
PRICE: \$85,000



IMPROVED COMPARABLE SALE

BLOCK 830 / LOT 14

TYPE OF
PROPERTY: 4-story, 13 unit Apartment House

ADDRESS: 500 Buchanan Street

LOCATION: NE Corner of Oak & Buchanan Streets

LOT SIZE: 43' x 65'

LOT AREA: 2795 sq

ZONING: R-4

IMPROVEMENTS: 4-story, 13 unit Apartment House. 6/2's, 6/3's, 1/3(large)
Stuccoed with brick facade base. Flat tar and gravel
roof. Recessed entrance. Wood casement sash. Fire
escape. Garages on 1st floor level on Buchanan Street.
Good condition.

INCOME: \$1500 mo., total

ANNUAL GROSS: \$18,000

EXPENSES: Taxes: \$2,596
Insurance: 275
\$2,871

ANNUAL NET: \$15,129

SOLD: GRANTOR: Charles H. & Mary J. Kane

GRANTEE: Peter & Patricia Georgakas, Thomas
S. & Rue J. Stribling

RECORDED: 9-25-70

PRICE: \$100,000 with
31,496 deed of trust to seller
500 deed of trust - private





IMPROVED COMPARABLE SALE

BLOCK 831 / LOT 1A

TYPE OF
PROPERTY: Three-story, 27-unit Apartment House

ADDRESS: 331 Octavia Street

LOCATION: NW Corner of Octavia and Hickory Streets

LOT SIZE: 60' x 82.5' LOT AREA: 4950 sq

ZONING: R-4

IMPROVEMENTS: 3-story and basement wood-frame building. Concrete foundation; rustic exterior. Flat tar and gravel roof. 8/2's, 19/3's. 1 fire escape. Built about 1906. Damaged by fire after sale. 4650 sq per floor.

INCOME: Not available

EXPENSES: Taxes: \$2,496

SOLD: GRANTOR: Catherine Forbes

GRANTEE: Herbert L. & Ellen T. Knill

RECORDED: 1-12-68

PRICE: \$74,000



COMPARABLE SALE

Block 832/ Lot 3

Type of Property: 2-Story wood frame apartment building

ADDRESS: 211 Gough St.

LOCATION: W Gough 33.5' S Hickory

LOT SIZE: 34' x 110' plus 4' x 33.5' appendage at rear
AREA: 3,874 sq

ZONING: C-2

IMPROVEMENTS:

2-Story wood frame apartment building erected 1907, containing 1/3 and 16/2 rm. units. Concrete foundation. Rustic and asbestos shingle exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. 4 separate toilets. Circulating gas heaters. Parcel has walk-way access to Hickory St.

1st. Flr: 26' x 95' = 2,470 sq
2nd. Flr: 26' x 95' = 2,470 sq
4,940 sq

INCOME: No rent data available

EXPENSES: Taxes: \$1,090.18
Insurance: 300.00
\$1,390.18

SOLD: GRANTOR: Wm. Howe, Jr. & Robt. and Barbara Amore
GRANTEE: Dudley C. Knill (1/2 int.) Edward J. Conner (1/2 int.)
RECORDED: 3/29/66
PRICE: \$60,000



Type of Property: Two 2-Story wood frame flats buildings

ADDRESS: 268-70 Oak St. and 271 Hickory St.

LOCATION: N Oak 110' E Octavia

LOT SIZE: 27.5' x 120'

AREA: 3,300 sq ft

ZONING: C-2

IMPROVEMENTS:

268-70 Oak St.

2-Story and basement wood frame flats built about 1885, containing 1/5 and 1/6. Brick foundation. Unfinished basement. 1-car garage. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. 2 fireplaces. Gas circulating heaters. Condition fair to poor. Enclosed porch.

1st. Flr:	27.5' x 57' - 200'	=1,367 sq ft
2nd. Flr:	27.5' x 57' - 200'	=1,367 sq ft
		<u>2,734 sq ft</u>

INCOME: Total for both buildings:
4 flats @ \$45 mo. ea. = \$180 mo. or \$2,160 Ann. Gross.

EXPENSES:	Taxes:	\$762.14
	Insurance:	60.00
		<u>\$822.14</u>

SOLD:

GRANTOR:	Myrtle Laten
GRANTEE:	Paul Etter
RECORDED:	11/1/68
PRICE:	\$24,500



COMPARABLE SALE

Block 832/ Lot 11

IMPROVEMENTS: (con'd)271-73 Hickory St. - Rear

2-Story and basement wood frame flats built about 1895, containing 1/4 and 1/5. Concrete foundation. Unfinished basement. Rustic exterior. Gable roof - composition shingles. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. Circulating gas heaters. Poor condition. Enclosed porch.

1st. Flr:	25' x 34'	=	850	\$
2nd. Flr:	25' x 34'	=	850	\$
			<u>1,700</u>	\$



Type of Property: 4-Story wood frame and stucco apts.

ADDRESS: 52 Page St.

LOCATION: N Page 219.5' W Franklin

LOT SIZE: 28' x 120'

AREA: 3,360 sq

ZONING: C-M

IMPROVEMENTS:

Older 4-Story wood frame and stucco building containing 8/4's. Pine and hardwood floors. 2-car garage. Gas heat. Condition fair to good.

INCOME: Gross Monthly: \$ 662.50
Gross Annually: \$7,950.00

EXPENSES: Taxes: \$850.00 Water: \$ 150.00
Insurance: 200.00 Scavenger 190.00
P.G.&E.: 75.00 Total \$1,465.00

Net Annual Income \$6,485.00

SOLD: GRANTOR: Clyde & Marilyn Cournale
GRANTEE: Alpine Assoc. Inc.
RECORDED: 7/27/67
PRICE: \$78,700



IMPROVED COMPARABLE SALE

BLOCK 838 / LOT 8

TYPE OF
PROPERTY:

12-Unit Apartment House

ADDRESS:

124-34 Page Street and 123-33 Lily

LOCATION:

N Page, 107.5' W. Gough

LOT SIZE:

30' x 120'

AREA: 3,600 Sq. ft.

ZONING:

C-M

IMPROVEMENTS:

Two older 3-story wood-frame and stucco buildings under a common flat tar and gravel roof, containing 12 apartments divided 6-5's, and 6-4's. Leg tub baths. Pine floors.

EXPENSES:

TAXES: \$1,519

SOLD:

GRANTOR: August H. Fick, et. al.

GRANTEE: Anthony Varni

RECORDED: 5-2-69

PRICE: \$85,000 with
\$76,500 deed of trust to seller



Type of Property: 2-Story and basement wood frame flats

ADDRESS: 223-29 Lily St.

LOCATION: S Lily 95' W Octavia

LOT SIZE: 25' x 52.25'

AREA: 1,306.25 sq

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flats built about 1890, containing 4/3's. Brick foundation. Unfinished basement. One-car garage. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 4 baths, 4 metal showers. Circulating gas heaters. Poor condition.

1st. Flr: 25' x 25' + 196' = 821 sq
2nd. Flr: 25' x 25' + 196' = 821 sq
1,642 sq

INCOME: 4/3's @ \$50 Mo. - \$2,400 Ann. Gross

EXPENSES: Taxes: \$560.09
Insurance: 40.00
\$600.09

SOLD: GRANTOR: Boise and Sadie Blackman
GRANTEE: Castwell, Inc.
RECORDED: 3/26/68
PRICE: \$10,500



IMPROVED COMPARABLE SALE

Block 840 / Lot 2

Type of Property: Non-Profit Residence Club

ADDRESS: 300 Page Street

LOCATION: N/W Corner Page & Laguna Streets

LOT SIZE: 107.5' x 120'

AREA: 12,900 sf

ZONING: R-4

IMPROVEMENTS:

Three-story + partial basement brick building. Wood sash. Recessed front entrance with nine wide brick steps up. Building 108' x 112'. Second & Third floors less 48' x 40'. Fire escapes. Hipped tile roofs. Enclosed sun deck on first floor. Erected in about 1920. Good condition.

INCOME: Operated by seller as a residence club, non-profit, at time of sale.

EXPENSES: Taxes \$ 13,199

SOLD: GRANTOR: Emanue-el Residence Club

GRANTEE: Chief Priest of Zen Center

RECORDED: 11/17/69

PRICE: \$317,500



IMPROVED COMPARABLE SALE

BLOCK 840 / LOT 9

TYPE OF
PROPERTY: 3-story, 6-unit Apartment House

ADDRESS: 380 Page Street

LOCATION: N/L of Page Street, 65' E. of Buchanan Street

LOT SIZE: 45' x 120' LOT AREA: 5400 sf

ZONING: R-4

IMPROVEMENTS: 3-story wood-framed apartment house, erected in 1923. 2/4's and 4/3's. Full basement with tenant garaging. Units extend the full depth of building. Brick facade front with stucco trim. 3 sides rustic. Lath and plaster interior. Recessed entrance with terrazo steps. Fire escape. Mailbox and doorbell panel. Completely tiled semi-modern baths. Semi-modern kitchens, no built-ins. Hardwood floors. Total of 20 large rooms. Good condition. Two vacancies existing when sold.

INCOME: 2/3's @ \$135 mo. with garages = \$270 mo.
1/3 @ 105 " " " = 105 "
1/3 @ 115 " no garage = 115 "
1/4 @ 135 " with garage = 135
1/4 @ 122.50 " " = 122.50
total monthly.. \$747.50

ANNUAL GROSS: \$7,770

EXPENSES:

\$2,595

ANNUAL NET: \$5,175

SOLD:

llie, Wesley, & Manley Chew
Cates

rust to seller



IMPROVED COMPARABLE SALE

BLOCK 841 / LOT 23

TYPE OF
PROPERTY:

2-story, 4-unit Apartment House

ADDRESS:

541-43 Oak Street

LOCATION:

S/L of Oak Street, 165' W. of Buchanan Street

LOT SIZE:

27.5' x 75'

LOT AREA: 2062.5 sq ft

ZONING:

R-4

IMPROVEMENTS: 2-story and basement wood-frame building. Converted from 2 flats in 1940. 2/2's, 1/3, and 1/4. Brick foundation. Stucco and rustic exterior. Lath and Plaster interior. Flat tar and gravel roof. All pine floors. 4 baths; Two fireplaces; 4 circulating heaters. 2-car garage. Fair condition.

1200 sq ft per floor. Total 13 rooms

INCOME:

2/2's @ \$65 mo.

1/3 @ 85 "

1/4 @ 96 "

\$311 TOTAL PER MONTH

ANNUAL GROSS: \$3,732

EXPENSES:

Taxes: \$676

ANNUAL NET: \$2,926

SOLD:

Wyn M. Koch

Ayanian

Trust to seller



IMPROVED COMPARABLE SALE

BLOCK 842 / LOT 8

TYPE OF
PROPERTY: 3-story, 6-unit Apartment House

ADDRESS: 530 Page Street

LOCATION: N/L of Page Street, 87.5' W. of Webster Street

LOT SIZE: 35' x 100' LOT AREA: 3500 sq

ZONING: R-4

IMPROVEMENTS: 3-story and basement wood-framed building. 6/5's. Concrete foundation. Rustic exterior. Plaster interior. Flat tar and gravel roof. Some hardwood floors, and some pine floors. 6 baths with separate toilets. 6 wall heaters. 2 car-garage. Built about 1907. Not fit for occupancy.

REMARKS: (\$20,000 spent on repairs since sale date. Now rents to San Francisco Housing Authority for \$930 a month on 5-year lease).

INCOME: Vacant

EXPENSES: Taxes: \$1,005.10
Insurance: 150.00

SOLD:



g Company

trust to seller

COMPARABLE SALE

Block 842/ Lot 9

Type of Property: 3-Story and basement wood frame flats

ADDRESS: 534-38 Page St.

LOCATION: N Page 122.5' W of Webster AREA: 5,156.25 sf

LOT SIZE: 27.5' x 137.5'

ZONING: R-4

IMPROVEMENTS:

3-Story and basement wood frame flats built about 1907, consisting of 1/7 and 2 lower floors converted into 4/4's, all with baths. Total of 5 living units. Concrete foundation. Unfinished basement. No garages. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 5 baths, 2 recessed tubs, 3 leg tubs. Circulating gas heaters. Good condition.

1st. Flr:	25' x 78' - 135'	= 1,815	sf
2nd. Flr:	25' x 78' - 135'	= 1,815	sf
3rd. Flr:	25' x 78' - 135'	= 1,815	sf
		<u>5,445</u>	sf

INCOME: 2/3's @ \$ 85 Mo. ea.
2/4's @ 95 Mo. ea.
1/7 @ 150 Mo.
\$510 Mo. - \$6,120 Yr.

EXPENSES: Taxes: \$701.80
Insurance: 40.00
\$741.80

SOLD: GRANTOR: Edith H. Williamson extr. est. Leon Wellemson
GRANTEE: Roy B. Simpson
RECORDED: 8/8/67
PRICE: \$42,500



MAR • 69

IMPROVED COMPARABLE SALE

BLOCK 842 / LOT 25

TYPE OF
PROPERTY: 3-story, 6-unit Apartment House

ADDRESS: 651-61 Oak Street

LOCATION: S/L of Oak Street, 180' E. of Fillmore Street

LOT SIZE: 27.5' x 137.5' LOT AREA: 3781.25 sq

ZONING: R-4

IMPROVEMENTS: 3-story wood-framed flats building, with full basement/
garage. Stucco front with low brick facade. Asbestos
shingled rear exterior. 6/4's. Lath and plaster interior.
New tar and gravel roof with tiled trim at front. Pine
floors; circulating gas heaters. Six old style baths
and kitchens. Total of 24 rooms. Fair condition. Built
about 1910.

INCOME: 6/4's @ \$90 mo. = \$540 mo. total

ANNUAL GROSS: \$6,480

EXPENSES: Taxes: \$995
Insurance: 150
\$1,145

- \$1,145

ANNUAL NET: \$5,335

SOLD: GRANTOR: Lorenza Yupsonco; Calixto and Aurea Guerrero

GRANTEE: Louis A. & Mae V. Gage

RECORDED: 5-5-70

PRICE: \$47,500 with
\$40,000 deed of trust



Type of Property: 2-Story and basement wood frame apt. building

ADDRESS: 764 Page St.

LOCATION: N Page 131.25' E Pierce

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sf

ZONING: R-3

IMPROVEMENTS:

2-Story and basement wood frame apt. built 1917, containing 4/3's plus 1 legal finished 2-ra. apt. in basement. Concrete foundation. 2-car garage. Rustic and stone exterior. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 5 baths, leg tubs. Panelray heat. Good condition.

1st. Flr: 24' x 70' + 250 = 1,930 sf
2nd. Flr: 24' x 70' + 250 = 1,930 sf
3,860 sf

INCOME: 4/3's @ \$ 95 Mo.
1/2 @ 60
\$440 Mo. = \$5,280 Ann. Gross

EXPENSES: Taxes: \$649.61
Insurance: 50.00
\$699.61

SOLD: GRANTOR: Charles O. and Clara Roberts
GRANTEE: Tullie and Nellie Dozier
RECORDED: 4/2/68
PRICE: \$36,500



15 APT.

IMPROVED COMPARABLE SALE

Block 844 / Lot 15

Type of Property: 15 Unit Apartment House - Four stories

ADDRESS: 780-90 Page Street

LOCATION: NE Corner Page & Pierce Streets

LOT SIZE: 37.5' x 81.25'

AREA: 3,046.875 sq. ft.

ZONING: R-3

IMPROVEMENTS:

58 year old 4-story wood frame apartment house. Concrete foundation. Flat tar & gravel roof. Exterior rustic; stucco and brick facade. Hardwood floors. Plastered interior. Steam heat. 14 baths with 56 fixtures. 14 units - total of 45 rooms. Total finished area 9,556 sq.ft. plus 872 sq.ft. unfinished partial basement. Condition good.

INCOME: 14 Apts. \$1,426 Mo. \$17,112 Annual Gross

EXPENSES:	Taxes	\$ 2,476	
	Insurance	<u>300</u>	
			<u>2,776</u>
			\$14,336 Annual Net

SOLD: GRANTOR: Walter M. & Josephine A. & Donald J. & Margaret C. Gordon

GRANTEE: Michael Dumas

RECORDED: 6/17/70

PRICE: \$117,000



COMPARABLE SALE

Block 844/ Lot 18

Type of Property: 3-Story and basement wood frame apts.

ADDRESS: 326 Pierce St.

LOCATION: E Pierce 87.5' N Page

LOT SIZE: 25' x 106.25'

AREA: 2,656.25 $\pm$

ZONING: R-3

IMPROVEMENTS:

3-Story and basement wood frame apartments built in 1911, containing 6 $\frac{1}{4}$'s. Concrete foundation. Unfinished basement. 2-car garage. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 6 baths, leg tubs. Fair condition.

1st. Flr:	25' x 80' - 250' = 1,750 $\pm$
2nd. Flr:	25' x 80' - 250' = 1,750 $\pm$
3rd. Flr:	25' x 80' - 250' = 1,750 $\pm$
	<u>5,250 $\pm$</u>

INCOME: No rental data available

EXPENSES:	Taxes:	\$1,042.43
	Insurance:	80.00
		<u>\$1,122.43</u>

SOLD:	GRANTOR:	Alexis & Helen De Saint Laurent
	GRANTEE:	Charles M. and Reba Hartzog
	RECORDED:	3/21/66
	PRICE:	\$54,000



Type of Property: 3-Story and part basement wood frame apts.

ADDRESS: 867-77 Oak St.

LOCATION: S Oak 110' E Pierce

LOT SIZE: 27.5' x 110'

AREA: 3,025 sf

ZONING: R-4

IMPROVEMENTS:

3-Story and part basement wood frame apartments built about 1905, containing 4/3's, 1/2 and 1/4. Concrete foundation. Unfinished basement. One-car garage. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 6 baths, leg tubs. 6 fireplaces. Circulating gas heaters.

1st. Flr:	27' x 75' - 100' =	1,925 sf
2nd. Flr:	27' x 75' - 100' =	1,925 sf
3rd. Flr:	27' x 75' - 100' =	1,925 sf
		<u>5,875 sf</u>

INCOME: Total monthly rent: \$990 - \$11,880 Ann. Gross

EXPENSES: Taxes:	\$1,039.78
Insurance:	100.00
	<u>\$1,139.78</u>

SOLD: GRANTOR: Helen Frederick
GRANTEE: Eddie L. and Matta Gordon
RECORDED: 3/17/66
PRICE: \$59,000



IMPROVED COMPARABLE SALE

BLOCK 846 / LOT 37

TYPE OF
PROPERTY: 3-story Flats Building

ADDRESS: 803-07 Page Street

LOCATION: S/L of Page Street, 66.917' W. of Pierce Street

LOT SIZE: 39.33' x 37.5' LOT AREA: 1474.88 sf

ZONING: R-3

IMPROVEMENTS: 3-story wood-framed flats building. 4/3's, 1/5.
No basement. Concrete foundation. Rustic exterior.
Lath and plaster interior. Flat tar and gravel roof.
Pine floors. Five old-style baths; 5 circulating
gas heaters. Built about 1895. 1500 sf each floor.
4500 sf total finished building area. Total of 17
rooms. Front fire escape. Fair to poor condition.

EXPENSES: Taxes: \$774.27
Insurance: 50.00

SOLD: GRANTOR: Equitable Savings & Loan Association

GRANTEE: Oister & Almer Garrett

RECORDED: 10/30/69

PRICE: \$30,000 with
\$28,200 deed of trust to Savings & Loan





IMPROVED COMPARABLE SALE

BLOCK 847 / LOT 1

TYPE OF

PROPERTY: 3-story, 20-unit Apartment House

ADDRESS: 399 Steiner Street

LOCATION: SW Corner of Page & Steiner Streets

LOT SIZE: 31.25' x 83.917'

LOT AREA: 2622.4 $\frac{1}{2}$

ZONING: R-4

IMPROVEMENTS: 3-story plus basement Victorian apartment house. 20/2's. Wood-framed; concrete foundation. Lath and plaster interior. Rustic and stucco exterior. tar and gravel roof. Some pine and some hardwood floors. 20 baths, 80 plumbing fixtures. 16 refrigerators. 2 fire escapes. Good condition.

EXPENSES: Taxes: \$2,089

SOLD: GRANTOR: Carrington & Rose M. Cook

GRANTEE: Bruno & Joyce I Belli $\frac{1}{2}$ interest and
H.E. & Merle A York $\frac{1}{2}$ interest

RECORDED: 6-10-70

PRICE: \$65,000



IMPROVED COMPARABLE SALE

BLOCK 847 / 25

TYPE OF
RESIDENCE: 3-Story, 9-unit Apartment House

ADDRESS: 298 Pierce Street

LOCATION: SE Corner of Page and Pierce Streets

LOT SIZE: 31.25' x 90' AREA: 2812.5 sq

ZONING: R-3

IMPROVEMENTS: 3-story Victorian Apartment House with 3 garages and basement under. Rustic exterior. Lath and plaster interior. Flat tar and gravel roof. Recessed lobby entrance with marble entrance trim. 1 fire escape. Fair condition. 11 rooms each floor. Total 33 rooms.

INCOME: 2 room units @ \$65.00 mo. furnished
4 room units @ \$125.00 mo. furnished

EXPENSES: Taxes: \$2,126

SOLD: GRANTOR: Jeanette B. Davis & Charles H. Quast
GRANTEE: Theodore M & Bernice M Lowpensky
RECORDED: 7-22-70
PRICE: \$75,000 with
\$65,000 deed of trust to seller



COMPARABLE SALEBlock 848/ Lot 1 *12 1/2 ft.*

Type of Property: 3-Story and basement wood frame apartment build.

ADDRESS: 349 Fillmore

LOCATION: W Fillmore 32' S Page

LOT SIZE: 32.75' x 106'

AREA: 3,471.50 sq ft

ZONING: R-4

IMPROVEMENTS:

3-Story and basement wood frame apartment building erected in 1927, containing 12/2's. Concrete foundation. 5-car garage. Rustic exterior. Stucco and brick front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 12 baths, tile floors, recessed tubs. Gas-fired steam heat plant. Good condition.

1st. Flr:	32.5' x 89' - 300' = 2,592 sq ft
2nd. Flr:	32.5' x 89' - 300' = 2,592 sq ft
3rd. Flr:	32.5' x 89' - 300' = 2,592 sq ft
	7,776 sq ft

INCOME: 12/2's @ \$ 95 Mo. *GRM 4/179*
\$1,140 Mo. = \$13,680 Ann. Gross.

EXPENSES: Taxes: \$2,017.87
Insurance: 250.00

\$2,267.87

SOLD: GRANTOR: Lytton Savings and Loan Assoc.
GRANTEE: George & Lilly Hills
RECORDED: 8/21/68
PRICE: \$70,500



COMPARABLE SALE

Block 848/Lot 2D

Type of Property: Two-story and basement wood frame apartments

ADDRESS: 649 Page Street

LOCATION: S/L Page 156 W Fillmore

LOT SIZE: 37.448' x 99.188' AREA: 3714.39 sq ft

ZONING: R-4

IMPROVEMENTS:

Two-story and basement wood frame apartment house containing 10/2 room units, built in 1925. Concrete foundation. 4-car garage. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. Ten baths, tile floors. Recessed tubs. Gas fired steam heat plant. Poor condition.

1st Flr:	2505 sq ft	4/2 rooms
2nd Flr:	2365 sq ft	4/2 rooms
Basement:	1200 sq ft	2/2 rooms
	<u>6070 sq ft</u>	<u>10/2 rooms</u>

INCOME: \$800 Monthly or \$9600 Yearly

EXPENSES:	Taxes	\$1585.93	
	Insurance	<u>120.00</u>	\$1705.93

SOLD: GRANTOR: David Rosenberg
GRANTEE: Paterno S. & Leona Bautista
RECORDED: 4/28/67
PRICE: \$69,500



Type of Property: 3-story and basement wood frame guest house

ADDRESS: 325-27 Fillmore

LOCATION: W Fillmore 39.583 N Haight

LOT SIZE: 29.667' x 137.5'

AREA: 4,056.25 sf

ZONING: R-4

IMPROVEMENTS:

3-Story and basement wood frame guest house built in 1930, consisting of 24 rooms. Concrete foundation. 3-car garage. 6 finished rooms in basement. Rustic exterior, stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 5 baths, 3 recessed tubs, 6 showers. Gas furnace.

Basement:	11.5' x 55'	=	632	sf
1st. Flr:	29.667' x 85' - 250'	=	2,269	sf
2nd. Flr:	29.667' x 85' - 250'	=	2,269	sf
3rd. Flr:	29.667' x 62' - 100'	=	1,735	sf
			<u>6,965</u>	sf

INCOME: Vacant at time of Sale

EXPENSES:	Taxes:	\$1,381
	Insurance:	70
		<u>\$1,451</u>

SOLD:	GRANTOR:	Bank of America
	GRANTEE:	Fred Koopman
	RECORDED:	11/26/68
	PRICE:	\$45,000



COMPARABLE SALE

Block 851/Lot 22

Type of Property: Four story wood frame apartment house

ADDRESS: 363 Page Street

LOCATION: S/L Page St 169.833 E of Buchanan

LOT SIZE: 93.5' x 137.5' AREA: 12856.25 ₤

ZONING: R-4

IMPROVEMENTS:

Four story wood frame apartment house, erected about 1896. Rustic exterior. Lath & plaster interior. Brick masonry foundation. Some hardwood, some pine floors. 43 leg-tub baths. Central gas-fired steam heat. Passenger elevator. Condition poor. 43/4-room units, 172 rooms.

1st Flr:	6870 ₤
2nd Flr:	9166 ₤
3rd Flr:	9166 ₤
4th Flr:	9166 ₤
Total Building Area:	34,368 ₤

INCOME: \$85 month each 4-room unit -- \$3655 Monthly Income --
\$43,860 Annual Gross

EXPENSES: Taxes \$4409
Insurance 500 \$4909

SOLD: GRANTOR: American Savings & Loan Association
GRANTEE: Emil Magliocco, Jr.
RECORDED: 10-1-68
PRICE: \$290,000



IMPROVED COMPARABLE SALE

Block 858 / Lot 32

Type of Property: Six-Unit Modern Apartment House

ADDRESS: 235 Buchanan Street

LOCATION: N/W Corner Buchanan & Laussat Sts.

LOT SIZE: 25' x 87.2' plus
2.5' x 25' at rearAREA: 2,242.5 sq ft

ZONING: R-4

IMPROVEMENTS:

8 year old 2-story wood frame apartment house over ground floor garage for 5 cars. Wall-to-wall carpeting. Panel Ray heaters. Stucco exterior. Sheetrocked interior. Drapes, stoves and refrigerators included. Four studios. Two 3-room apt. with 1 bedroom each. Good condition. Two top units with good view. Total of 14 rooms.

INCOME:	2/3's @	\$ 130 Mo
	1 studio	90
	1 studio	115
	1 studio	100
	1 studio	130
		<u>\$ 695 Mo.</u>

\$ 8,340 Annual Gross

EXPENSES:	Taxes	\$ 1,847
	Insurance	<u>200</u>

	<u>2,047</u>
\$ 6,293 Annual Net	

SOLD:	GRANTOR:	Harriman Thatcher & Stewart B. Gross
	GRANTEE:	June Evensen
	RECORDED:	4/23/69
	PRICE:	\$83,800



COMPARABLE SALE

BLOCK 860/LOT 14

Type of Property: 3-Story and basement wood frame flats

ADDRESS: 450-4 Waller AND 245-7 Laussat

LOCATION: N Waller 181.25 E Steiner
S Laussat 181.25 E SteinerLOT SIZE: Waller: 25x 68'
Laussat: 25' x 52'AREA: Waller: 1,700 sq ft
Laussat: 1,300 sq ft
3,000 sq ft

ZONING: R-4

IMPROVEMENTS: 450-4 Waller St.:

3-Story and basement wood frame flats built 1905, containing 3/5's. Concrete foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 3 baths, leg tubs. 3 fireplaces.

1st. Flr:	25' x 60' - 100' =	1,400 sq ft	-5 rms.
2nd. Flr:	25' x 60' - 100' =	1,400 sq ft	-5 rms.
3rd. Flr:	25' x 60' - 100' =	1,400 sq ft	-5 rms.
		<u>4,200 sq ft</u>	<u>15 rms.</u>

INCOME: 450-4 Waller: 2 @ \$ 95
1 @ 75 \$265 Mo or \$3,180 Yr.

*No data available on 245-7 Laussat St.

EXPENSES: Taxes: \$836
Insurance: 70 \$906SOLD: GRANTOR: Inez Preston as to Parcel I & Aaron & Mira Cohen
as to Parcel II
GRANTEE: Sebastian & Doris Mitchell
RECORDED: 10/7/66
PRICE: \$33,000

IMPROVEMENTS: (con'd)

245-7 Laussat St.:

2-Story and part basement wood frame flats built 1900 containing 1/4 and 1/5. Concrete foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof/ 2 baths, leg tubs. 2 fireplaces.

1st. Flr:	25' x 45' - 180'	= 940	sq	-	4 rms.
2nd. Flr:	25' x 45' - 180'	= 940	sq	-	5 rms.
		1,880	sq		9 rms.



COMPARABLE SALE

BLOCK 800/ LOTS 39 & 40

Type of Property: 2-Story wood frame flats

ADDRESS: #39: 232-4 Laussat #40: 228-30 Laussat

LOCATION: N Laussat 106.25 W Fillmore

LOT SIZE: 50' x 45'

AREA: 2,250 sq

ZONING: C-2

IMPROVEMENTS: Both Lots - Party-wall:

2-Story wood frame flats built 1890, containing 1/3 and 1/4 in each building. Brick foundation. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs.

#39:	1st. Flr:	25' x 28'	=	700	sq	-	3 rms.
	2nd. Flr:	25' x 28'	=	700	sq	-	4 rms.
				1,400	sq		7 rms.
#40:	1st. Flr:	20' x 30'	=	600	sq	-	3 rms.
	2nd. Flr:	20' x 30'	=	600	sq	-	4 rms.
				1,200	sq	-	7 rms.

INCOME: 2/4's @ \$80 ea. = \$160 MO.

1/3 @ 75 = 75

1/3 @ 70 = 70

\$205 MO. or \$2,460 Yr.

EXPENSES: Taxes: \$270

Insurance: 100 \$370

SOLD: GRANTOR: Jos. & Rosa Wilkower

GRANTEE: Wm. & Tina Field

RECORDED: 12/8/67

PRICE: \$22,000



Type of Property: 3-Story and basement wood frame apartment

ADDRESS: 120 Pierce St.

LOCATION: E Pierce 75' N Waller

LOT SIZE: 50' x 106.25'

AREA: 5,312.50 sq

ZONING: R-3

IMPROVEMENTS:

3-Story and basement wood frame apartment building erected in 1905, consisting of 1/3 and 13/4 room units. Concrete foundation. Finished basement containing 1/3 and 1/4. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Hard wood floors. 14 baths, leg tubs. 12 fireplaces. Gas furnaces. Fair condition. Needed painting throughout. Considerable updating since sale date.

Basement:	2,400 sq
1st. Flr: 50' x 100' - 300'	= 4,700 sq
2nd. Flr: 50' x 100' - 300'	= 4,700 sq
3rd. Flr: 50' x 100' - 300'	= 4,700 sq
	<u>16,500 sq</u>

INCOME: 14 apts. @ \$ 65 Mo.
\$910 MO. = \$10,920 Ann. Gross

EXPENSES: Taxes: \$1,491.60
Insurance: 250.00
\$1,741.60

SOLD: GRANTOR: R. Ward Wheldon
GRANTEE: Dorothy M. Goodrich
RECORDED: 12/1/67
PRICE: \$82,500



SALE #1

COMPARABLE SALE

Block 862/ Lot 28

Type of Property: 3-Story over garage wood frame & stucco apts.

ADDRESS: 715 Haight St.

LOCATION: S Haight 55' W of Pierce

LOT SIZE: 27.5' x 87.5'

AREA: 2,406.25 sq

ZONING: R-3

IMPROVEMENTS:

Older 3-story over garage wood frame and stucco building containing 6/3's and 1-car garage. Hardwood floors. Recessed tubs with overhead showers. Automatic gas-fired steam heat. Condition fair to good.

INCOME: Gross Monthly \$ 450.00
Gross Annually \$5,400.00

EXPENSES: Taxes: \$881.00 Water: \$ 84
Insurance: 140.00 Scavenger: 100
P.G. & E.: 360.00 TOTAL \$1,565.00

Net Annual Income \$3,835.00

SOLD: GRANTOR: Joe L. & Jean Nobles
GRANTEE: William J. McFadden
RECORDED: 11/15/67
PRICE: \$45,000



MAY 68

COMPARABLE SALE

SALE # 2 6 April

Block 862/ Lot 28

Type of Property: 3-Story and basement wood frame apartments

ADDRESS: 715 Haight

LOCATION: S Haight 55' W of Pierce

LOT SIZE: 27.5' x 87.5'

AREA: 2,406 sf

ZONING: R-3

IMPROVEMENTS:

3-Story and basement wood frame apartments built in 1922, containing 6/3's. Concrete foundation. 2 rooms in basement. Was an apartment. Condemned. One-car garage. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 7 baths, recessed tubs. Steam gas plant.

1st. Flr:	27.5' x 60' - 120'	= 1,530	sf
2nd. Flr:	27.5' x 60' - 120'	= 1,530	sf
3rd. Flr:	27.5' x 60' - 120'	= 1,530	sf
		<u>4,590</u>	sf

INCOME: No rental data available

GRANTOR: Wm. J. McFadden
GRANTEE: Isaac Livingston
RECORDED: 1/14/69
PRICE: \$58,500



IMPROVED COMPARABLE SALE

BLOCK' 874 / LOT 9

TYPE OF
PROPERTY: 4-Flats - 2-buildings

ADDRESS: 20-22 Church Street

LOCATION: W/L Church Street, 85' S. Hermann

LOT SIZE: 25' x 79.75' AREA: 1993.75 sq

ZONING: R-4

IMPROVEMENTS: 2-Victorian frame flat buildings (1 in rear) both
2-story. Front building 1/4 and 1/3. Rear build-
ing 2/3's. All with baths, pine floors, circulat-
ing gas heaters, good condition. Total of 13 rooms.
\$700 in plumbing repairs just prior to sale

INCOME: 1/4 \$90 mo. front
1/3 75 mo. front
1/3 70 mo. rear
1/3 65 mo. rear
\$300 mo. total ANNUAL GROSS: \$3,600

EXPENSES: TAXES: \$707
INSURANCE: 170 ANNUAL NET \$2,723

SOLD: GRANTOR: Elizabeth C. Lundsden
GRANTEE: Julius A. Ball
RECORDED: 7-2-70
PRICE: \$30,000 with
\$27,000 deed of trust to seller
\$ 1,600 deed of trust to Saxe Realty
\$ 800 deed of trust to Harold L. Howard



COMPARATIVE CASE

Block 1024/ Lot 6A

Type of Property: 3-Story and basement wood frame apts.

ADDRESS: 2904 California St.

LOCATION: N California 42.5' W Broderick

LOT SIZE: 25' x 105.094'

AREA: 2,627 sf

ZONING: R 4

IMPROVEMENTS:

3-Story and basement wood frame apts. built in 1927. Contains 6 3-rm. units. Concrete foundation. Unfinished basement. 3-car garage. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 6 baths, tile floors, recessed tubs. Good condition.

1st. Flr:	25' x 78' - 50' =	1,900 sf	6 rms.
2nd. Flr:	25' x 78' - 50' =	1,900 sf	6 rms.
3rd. Flr:	25' x 78' - 50' =	1,900 sf	6 rms.
		<u>5,700 sf</u>	<u>18 rms.</u>

INCOME: 6/3's @ \$95 ea. per mo. or \$590 Mo. - \$7,080 Yr.

EXPENSES:	Taxes:	\$1,544.27
	Insurance:	80.00
		<u>\$1,624.27</u>

SOLD:	GRANTOR:	Harry A. & Florence Schwartz
	GRANTEE:	Don & Roslyn Kahn
	RECORDED:	2/4/69
	PRICE:	\$70,000



COMPARABLE SALE

BLOCK 1029/ 102 1

Type of Property: 2-Story and basement wood frame apt.

ADDRESS: 1825 Broderick St.

LOCATION: W Broderick 82.5' N Pine

LOT SIZE: 27.5' x 82.5'

AREA: 2,268.75 sf

ZONING: R-3

IMPROVEMENTS:

2-Story and basement wood frame apts. built 1963.
Contains 2 3-rm and 2 4-rm units. Concrete foundation.
Unfinished basement. 4-car garage. Rustic exterior.
Stucco front. 4 baths, recessed tubs. Tile floor
and wainscot. Electric heat. Good condition.

1st. Flr:	27.5' x 62' - 70' =	1,635 sf	7 rms.
2nd. Flr:	27.5' x 62' - 70' =	1,635 sf	7 rms.
		<u>3,270 sf</u>	14 rms.

INCOME: 1 @ \$125
1 @ 135
1 @ 125
1 @ 140 \$525 Mo. - \$6,300 Yr.

EXPENSES: Taxes: \$1,364
Insurance: 60
Water: 80 \$1,464

SOLD: GRANTOR: LO-Bill, Inc.
GRANTEE: James F. Blanding
RECORDED: 5/7/69
PRICE: \$52,250



COMPARABLE SALE

BLOCK 1029/LOT 23

Type of Property: Six story 36-unit concrete apartment house

ADDRESS: 2999 California Street

LOCATION: SE corner California & Baker Streets

LOT SIZE: 57.75' x 82.5' AREA: 4764.38 sq

ZONING: R-4

IMPROVEMENTS:

Six story and full basement 36-unit concrete apartment house. Thirty Jr. 3-room and Six Jr. 4-room units; 11 ground level garages. Erected in 1929. Exterior walls of concrete. Interior partitioning wood framed, with all-plastered interiors. Hardwood floors. Tiled bath floors. Central gas-fired steam heat. One elevator. Stuccoed exterior on street-fronting sides. Condition good.

each of six floors 4125 sq, or 16 rooms
Living Area 24750 sq, or 96 rooms

INCOME: Monthly Income \$ 3,580.
Annual Gross \$42,960.

EXPENSES: Taxes \$6,080
Insurance 800 \$6,880

SOLD: GRANTOR: Adolph A. Planzer
GRANTEE: Thomas H. Ros
RECORDED: 7-21-66
PRICE: \$400,000



